



# Nothing Down for the 2000s: Dynamic New Wealth Strategies in Real Estate

*Robert G. Allen*

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Nothing Down for the 2000s shows you how to locate the best buys, deal with real estate agents, and manage properties, all with little - or no - money down. Excellent for beginners or experienced investors, Nothing Down for the 2000s is the key to generating low-risk, high-profit wealth and to a potential future of security and financial independence.

## Nothing Down for the 2000s: Dynamic New Wealth Strategies in Real Estate Details

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# From Reader Review Nothing Down for the 2000s: Dynamic New Wealth Strategies in Real Estate for online ebook

## Jacob says

It takes some discipline to really follow along with the book but the content is phenomenal!

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## Alex says

I really like the opening of the book. Allen mentions that most people have the American dream backwards and think that money is the first step to them following their passions. He proclaims that pursuing passions comes first and money comes as a later result. This is a good note to start out on for this book, as most who will read it will do so with intentions to make lots of money. Allen reminds readers that if you don't truly love something, it's unlikely to result in lots of money, but if you do love something, the journey that you take in doing that thing is its own reward.

Compared to Karen Nelson Bell's book that I read previously, *Nothing Down for Women*, which was a spinoff of this book, *Nothing Down for the 2000's* is definitely the better and more thorough book. They are both pretty good, but if you only had an option to get one, this is the one to get. It has much more detailed info that I think is better explained. I came across some things I didn't know in this book, that I didn't get from the ND4W. Allen discusses how return on investments in real-estate are not just cash flow, but equity, appreciation, and tax savings too. I also was introduced to the concept of amortization of a loan. Good stuff!

Allen presents several ways to creatively finance deals. Some of them are simple to grasp. Others are a little above my comprehension as a novice. This allows for room to grow as an investor, and will certainly be a book that I refer back to in the future as I become more advanced. I suggest that one have a basic understanding of basic concepts in real-estate. For example, you should know what a mortgage is, you should understand the concept of appreciation and other basic things.

Allen begins and ends the book on broad general notes that are not necessarily about real-estate, but important to one's success in the industry. These are helpful reminders that although profit may be an intention, that's not what it's all about. It's about learning to make deals and having good relationships with people, it's about knowing how to market, and loving what you do among other things. The meat and potatoes of the book are the endless ways in which you can creatively fund and make money from your deals. I wouldn't say that Allen gives step by step instructions, but he does give some pretty solid examples of success stories. He does offer some great information on what to do in order to find a bargain property, how to analyze if something is a good bargain, tips on negotiating with buyers as well as brokers, and also what to do if you buy a bad property.

The main takeaways for me here is that there is ample opportunity to obtain an abundance of wealth. It is not unrealistic to have an annual income in the hundreds of thousands or millions. This book is also helpful in helping to overcome the road blocks that may be stopping one from investing in real-estate in the first place—the main road block being fear. Once you overcome the fear and analysis paralysis, the opportunities are literally endless. We make decisions to invest in things everyday, we just don't realize it. With most of those things we see little to no return. Compared to this, real-estate is a worthwhile risk. Most people are afraid of losing money, but think about the money that has already been lost by not taking any action at all.

Losing money is inevitable because the things we want and need cost, but don't let your income be limited to what a traditional job pays because that is extremely limiting. I recommend this book if you are a novice, who only knows some basic things and also if you are more advanced and have a few deals under your belt. This would allow you to add to your knowledge base and increase what you already have.

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### **Ike says**

One word = Shady

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### **Bradley Hughes says**

Pretty good as an introduction to properties.. but it still doesn't deal with the quintessential problem of how to get a good amount of downpayment to keep buying more properties as time goes on.

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### **Nick says**

This has more specifics on alternative/creative financing approaches to real estate investment. Very informative.

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### **Russ says**

This is a great book on real estate investing. Have you ever thought that would enjoy investing in real estate but thought you didn't have the time, money, or know-how? Robert Allen shows that anybody can invest in real estate with a little faith, creative thinking, & gumption. A great read, I would recommend it.

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